

**RUSH  
WITT &  
WILSON**



**15 Harrow Lane, St. Leonards-On-Sea, East Sussex TN37 7JR**  
**£775,000**



**Tucked away and set within beautiful gardens extending to 0.61 acres is this truly unique five bedroom detached family home. Conveniently located for access to all the local amenities yet nestled within its gardens down a sweeping drive set back from the road.**

**This impressive property has generously proportioned accommodation through-out comprising a large welcoming reception hall, 26ft triple aspect sitting room with an outlook over the pond, comprehensively appointed kitchen/breakfast room, dual aspect dining room ideal for a large family gathering, home office with bespoke fitted furniture and cloakroom. The first floor has a light and airy galleried landing, well appointed family bathroom, five double bedrooms all with built-in or fitted wardrobes and the master having views over the pond and a luxuriously appointed en-suite shower room.**

**The property is approached via a gate leading down a tree lined sweeping driveway and approaching the property with ample parking and a detached double garage. The well established garden has been beautifully landscaped and is planted with an abundance of flower, shrubs and trees with a large paved seating area ideal for outdoor entertaining and the large wildlife pond with water feature.**

**An internal viewing is highly recommended to fully appreciate everything this uniquely positioned property has to offer.**

**\*\*\*\* Available Chain Free\*\*\*\***



Property approached via a remote operated five bar gate leading to a tree lined sweeping driveway which provides tantalizing glimpse of the pond and property as you approach, opening to a parking area with well stocked flower beds.

Covered Entrance

With exterior lighting, pedestrian door to garage, gated access to side garden and access via a uPvc glazed door into:-

Entrance Porch

8'9 x 5'9 (2.67m x 1.75m)  
With tiled floor, ceiling lighting, double glazed windows and ample space for shoes and boots. uPvc door leading

Reception Hall

14' x 11'6 (4.27m x 3.51m)  
This stunning welcoming space is flooded with natural light with and aspect up to the first floor galleried landing, ceiling and wall mounted lighting, radiator, understairs storage cupboard with lighting and stairs to first floor.

Cloakroom

Fitted with a concealed low level w.c, wash hand basin with mixer tap, tiled floor, part tiled walls, radiator, extractor, ceiling lighting and double glazed obscured window.

Sitting Room

15'2 x 26'6 (4.62m x 8.08m)  
This stunning triple aspect room enjoys magnificent views out over the garden and pond via double glazed windows and with two sets of double glazed doors that lead onto the substantial paved terrace ideal for when entertaining. With a coal effect remote operated gas fire, three radiators, multiple power points and ceiling lighting.

Kitchen/Breakfast Room

13'2 x 13'6 (4.01m x 4.11m)  
Fitted with a comprehensive range of matching wall and base mounted cupboards including full height cupboards and glass fronted display dresser style unit and a central breakfast island, Silestone work surface and integrated double sink with mixer tap with drinking water tap and waste disposal, attractive tiled surround, integral induction hob with cooker hood over, eye level oven and combination microwave, integral dishwasher, larder fridge, freezer, washing machine and tumble dryer, inset ceiling and under unit lighting, radiator, double glazed window and double glazed door with garden access.

Dining Room

16'8 x 12'7 (5.08m x 3.84m)  
Enjoying a dual aspect via double glazed windows, ceiling lighting, radiator and providing ample dining space for large family gatherings.

Home Office

12'6 x 10'10 (3.81m x 3.30m)  
Enjoying a dual aspect with ceiling lighting, radiator, under stairs cupboard and fitted with bespoke crafted office furniture comprising of two desks, filing cabinets, cupboards and dresser style unit. All setup and ready for anyone looking to work from home.

First Floor

Turned carpeted stairs lead up to:-

Galleried Landing

With inset ceiling lighting, airing cupboard, double glazed window to front aspect and loft hatch access with pull down ladder to a predominantly boarded loft with lighting and built-in cupboards and sink, ( having formally been used as a dark room). with scope to further develop subject to the necessary consents.

Bedroom One

15'2 x 12'9 extending to 16'2 (4.62m x 3.89m extending to 4.93m)  
With stunning views over the pond via the dual aspect double glazed windows, ceiling lighting, radiator and built-in wardrobe.

En-suite Shower Room

9'8 x 6'2 (2.95m x 1.88m)  
Appointed with a concealed low level w.c, vanity wash hand basin with mixer tap and storage cupboards, large walk-in shower with fixed glass screen and concealed fitments, tiled floor with under floor heating, ceiling lighting, heated towel rail, tiled walls and double glazed obscured window.

Bedroom Two

12'7 x 11'11 (3.84m x 3.63m)  
Fitted with an extensive range of bedroom furniture comprising wardrobes, overhead cupboards, chest of drawers and bedside cabinets, with further built-in wardrobe, ceiling lighting, radiator and double glazed window to front aspect.

Bedroom Three

15'2 x 9'4 (4.62m x 2.84m)  
With dual aspect double glazed windows, built-in wardrobe, ceiling lighting and radiator.

Bedroom Four

13' x 8'1 (3.96m x 2.46m)  
With double glazed window to front aspect, ceiling lighting, radiator and built-in wardrobe.

Bedroom Five

11'1 x 8'4 (3.38m x 2.54m)  
With double glazed window to rear aspect, ceiling lighting, radiator and built-in wardrobe.

Bathroom

10'7 x 6'2 (3.23m x 1.88m)  
Appointed with a low level concealed w.c, vanity wash hand basin with mixer tap and storage beneath, double ended bath with mixer tap, large corner shower cubicle with concealed fitments, tiled floor, tiled walls, ceiling lighting, heated towel rail and double glazed window to rear aspect.

Outside

Double Garage

with remote operated roller door, double glazed pedestrian door, double glazed window, power, lighting and eaves storage.

Garden

The stunning landscaped garden extends to 0.61 acres and wraps around the property. The main feature being the waterfall, large wildlife pond with its pretty bridge crossing to an island. A pathway extends around the pond with a number of thoughtfully positioned seating areas designed to take in the garden surrounded by mature trees and extensively planted flower and herbaceous beds as well as a large covered pergola. Adjacent to the property is a paved seating area ideal for outdoor entertaining, along with a timber summerhouse and shed. Gated access leads to a private side courtyard that in-turn has gated access to the front of the property. This is well stocked and provides further access to a space housing two large timber sheds and a greenhouse.

This garden is sure to be a delight to any keen gardener with a planting plan designed to provide colour through the seasons.

Agents Comments

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(49-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(49-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
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Council Tax Band F













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